047.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	858,400 / 858,400
					USE VALUE:	858,400 / 858,400
					ASSESSED:	858,400 / 858,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		WEBCOWET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AVONDOGLIO DAVID/DEBORAH A
Owner 2:	
Owner 3:	
Street 1:	44 WEBCOWET ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCIALLA ROBERT E -
Owner 2:	BROWN KEITH -
Street 1:	44 WEBCOWET ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1510 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6394.000	363,100	5,800	489,500	858,400
Total Card	0.147	363,100	5,800	489,500	858,400
Total Parcel	0.147	363,100	5,800	489,500	858,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 568.48 /Parcel: 568.48

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 33047

GIS Ref

GIS Ref

Insp Date 02/26/19

!3960!

PREVIOUS ASSESSMENT

Parcel ID 047.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	363,100	5800	6,394.	489,500	858,400		Year end	12/23/2021
2021	101	FV	352,400	5800	6,394.	489,500	847,700		Year End Roll	12/10/2020
2020	101	FV	352,500	5800	6,394.	489,500	847,800	847,800	Year End Roll	12/18/2019
2019	101	FV	354,500	6300	6,394.	520,000	880,800	880,800	Year End Roll	1/3/2019
2018	101	FV	354,500	6300	6,394.	379,300	740,100	740,100	Year End Roll	12/20/2017
2017	101	FV	354,500	6300	6,394.	330,400	691,200	691,200	Year End Roll	1/3/2017
2016	101	FV	354,500	6300	6,394.	281,400	642,200	642,200	Year End	1/4/2016
2015	101	FV	329,700	6300	6,394.	275,300	611,300	611,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:51:03

LAST REV

Date	Time
10/09/19	11:12:14
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3960

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCIALLA ROBERT	50350-256		11/15/2007		599,000	No	No		
DADAGIAN STEPHE	35838-495		7/5/2002		525,000	No	No		
	25087-528		12/28/1994		153,000	No	No		Y

USER DEFINED

Prior Id # 1:	33047
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2002	899	New Wind	12,200					
3/12/1999	121	Redo Bat	10,000					REMODEL BATH
9/22/1997	567		25,000					ADD DORMERS
2/14/1997	69		2,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
2/26/2019	Meas/Inspect	DGM	D Mann
11/30/2018	Info At Door	HS	Hanne S
4/14/2009	Measured	197	PATRIOT
12/3/2008	MLS	MM	Mary M
10/28/2002	MLS	MM	Mary M
3/22/2000	Inspected	270	PATRIOT
2/29/2000	Measured	270	PATRIOT
8/21/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6394		Sq. Ft.	Site		0	80.	0.96	1									489,458						489,500	

Total AC/HA:	0.14679	Total SF/SM:	6394	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	489,458	Spl Credit		Total:	489,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY/TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.34536421
Const Adj.:	0.98990101
Adj $ / SQ:	179.790
Other Features:	75500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	446108
Depreciation:	82976
Depreciated Total:	363132

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1999
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

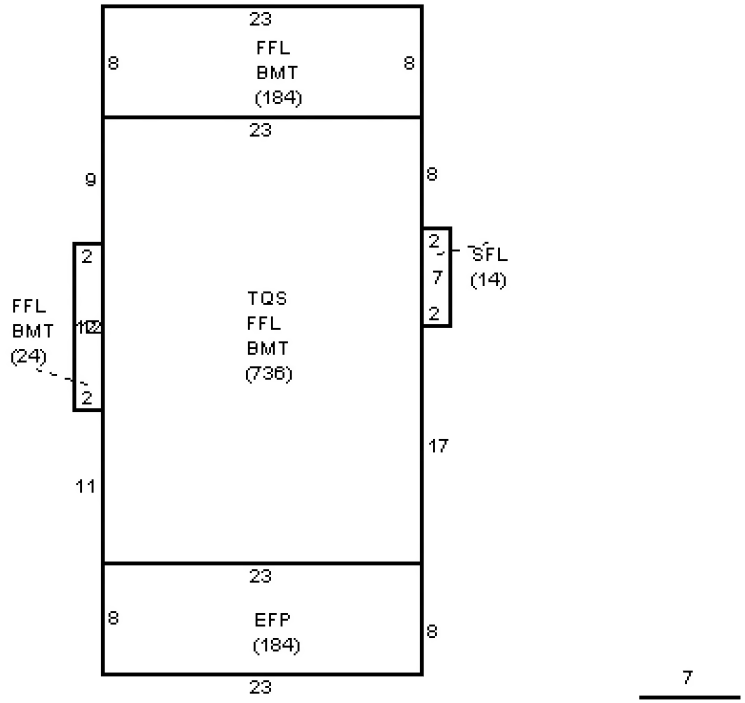
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	197.77
Special Features:	0	Val/Su Net:	137.64
Final Total:	363100	Val/Su SzAd	240.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	944	53.940	50,917
FFL	First Floor	944	179.790	169,722
TQS	3/4 Story	552	179.790	99,244
EFP	Enclos Porch	184	41.600	7,654
SFL	Second Floor	14	179.790	2,517

Net Sketched Area:	2,638			Total:	330,054
Size Ad	1510	Gross Area	2822	FinArea	1510

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X21	A	AV	1926	21.27	T	40	101			5,100			5,100
19	Patio	D	Y	1	12X16	A	AV	2000	4.20	T	15.2	101			700			700

More:	N	Total Yard Items:	5,800	Total Special Featues:		Total:	5,800

IMAGE

AssessPro Patriot Properties, Inc